#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

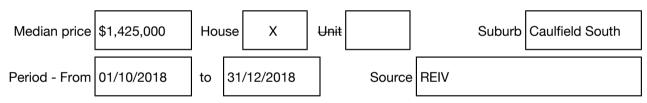
319 Bambra Road, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000	&	\$990,000
-------------------------	---	-----------

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	1/111 Murray St CAULFIELD 3162	\$1,075,000	28/10/2018
2	11 Manchester Gr GLEN HUNTLY 3163	\$960,000	20/10/2018
3	72 Almond St CAULFIELD SOUTH 3162	\$892,000	15/11/2018

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018

propertydata

#### Generated: 29/01/2019 17:37

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart





Rooms: Property Type: House (Res) Agent Comments

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** December guarter 2018: \$1,425,000

### **Comparable Properties**



Price: \$1,075,000 Method: Sold After Auction Date: 28/10/2018 Rooms: -Property Type: Unit

1/111 Murray St CAULFIELD 3162 (REI/VG) **601** 1 - 3

Agent Comments



11 Manchester Gr GLEN HUNTLY 3163 (REI/VG) **1** 2 3

Agent Comments



Price: \$960,000 Method: Auction Sale Date: 20/10/2018 Rooms: -Property Type: House (Res) Land Size: 342 sqm approx



₹FIV

72 Almond St CAULFIELD SOUTH 3162 (REI/VG)

2 **à** 2

Price: \$892.000 Method: Sold After Auction Date: 15/11/2018 Rooms: -Property Type: House - Semi-detached Land Size: 309 sqm approx

Agent Comments

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018

#### Generated: 29/01/2019 17:37

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do propertydata not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.